

### WARRANTY DEED

THIS INDENTURE, made and entered into this 24<sup>th</sup> day of February, 2006 by and between MICHAEL D. ROBBINS and wife, ERIN B. ROBBINS, parties of the first part, and RICKIE ANN FRAYSER, unmarried, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain and sell, convey and confirm unto the said party of the second part, the following described real estate, situated and being in the County of DeSoto, State of Mississippi:

**Lot 30, Section A, Magnolia Lakes, located in Section 35, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof of record in Plat Book 59, Pages 1-4, in the office of the Chancery Court Clerk of DeSoto County, Mississippi.**



**Being the same property conveyed to Michael D. Robbins and wife, Erin B. Robbins in Warranty Deed of record in Book 0342, Page 0549 recorded in the Chancery Clerk's Office of DeSoto County, Mississippi**

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto or in any wise unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that the lawfully seized in fee of the aforescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered except for zoning regulations in effect in Desoto County, rights of ways and easements for public roads and public utilities and subdivision heath department regulation in effect in Desoto County Mississippi and that the title and quiet possession thereto the will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context thereof.

WITNESS the signature of the party of the first part the day and year first above written.

  
MICHAEL D. ROBBINS  
  
ERIN B. ROBBINS

STATE OF TENNESSEE  
COUNTY OF Shelby

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared MICHAEL D. ROBBINS AND ERIN B. ROBBINS, to me known, or proved to me on the basis of satisfactory evidence, to the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes contained therein.

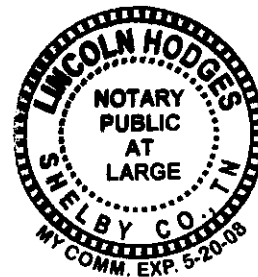
WITNESS my hand and Notarial Seal at office this 24<sup>th</sup> day of February, 2006.

Lincoln Hodges  
Notary Public

My Commission Expires: 5-20-08

(FOR RECORDING DATA ONLY)

Grantees Name: Rickie Ann Frayser  
Property Address: 10749 Oakleaf Drive  
Olive Branch, MS 38654



Phone No. 901-754-6440  
Phone No. none

Grantors Name: Michael D. Robbins  
Erin B. Robbins  
102 Walnut Bend South  
Cordova, TN. 38018  
Phone No. (901) 754-2101  
Phone No. (901) 331-4417

**THIS INSTRUMENT PREPARED BY AND RETURN TO:**

**Lincoln Hodges**  
**Attorney at Law**  
**7075 Golden Oaks Loop West**  
**Suite 14**  
**Southaven, MS 38671**  
**662-536-1444**